



City of Rocklin Community Development Department  
3970 Rocklin Road, Rocklin, CA 95677  
(916) 625-5100

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# APARTMENT SURVEY\*

## 2004

\* Apartment Survey prepared by Rocklin Community Development Department. Rents were obtained by telephone survey during the month of February 2004, and may not reflect current rents. Please contact the respective apartment manager for current rent schedule and conditions. (32 projects/4108 units)

### **BROADSTONE APARTMENTS**

**Address:** 2301 Sunset Blvd. (NE corner of Sunset/Little Rock Rd.)  
**Phone:** 435-8400 (Crystal)  
**Year Constructed:** 2002/2003  
**Total # of Units:** 186  
**Pets:** Small cats and dogs under 20lbs. 2 maximum per unit.  
\$500 deposit per pet, \$15 month per pet rent

**Vacancy:** 16 available at time of survey.

<b>2004 Rental Rates:</b>	1-bedroom/1-bath	\$ 950 – 1195
	2-bedroom/2-bath	\$1195 – 1500
	3-bedroom/2-bath	\$1500 – 1700

**Comments:**

### **COLLEGE MANOR APARTMENTS**

**Address:** 4203 Racetrack Road (at Meyers Street)  
**Phone:** 624-2501 (Nita)  
**Year Constructed:** 1978  
**Total # of Units:** 32  
**Pets:** No  
**Vacancy:** 0% - 2 to 3 year waiting list

<b>2004 Rental Rates:</b>	1-bedroom (10)	30% of income
	2-bedroom (22)	30% of income

**Comments:** Subsidized under HUD 236 and Section 8. Rents vary from \$225 to \$599. Normal rent value is \$700 & \$839.

### **CREEKSIDE VILLAGE APARTMENTS**

**Address:** 5500 Aguilar Road (off of Rocklin Road)  
**Phone:** 624-1497 (Chris)  
**Year Constructed:** 1972  
**Total # of Units:** 31  
**Pets:** No  
**Vacancy:** 0%

<b>2004 Rental Rates:</b>	1-bedroom (2)	\$550
	2-bedroom (27)	\$650
	Studio (1)	\$400

**Comments:**

### **THE CROSSINGS APARTMENTS**

**Address:** 6050 Placer West Drive (off of Springview Drive)  
**Phone:** 784-3700 (Ebony)  
**Year Constructed:** 1989  
**Total # of Units:** 68  
**Pets:** Indoor cats and small dogs under 25lbs. \$500 deposit.  
  
**Vacancy:** 85% occupancy rate at time of survey  
  
**2004 Rental Rates:** 2-bedroom/2-bath (68) \$950 – 975  
  
**Comments:**

### **EMERALD POINT APARTMENTS**

**Address:** 101 Gold Circle (Stanford Ranch Road & Stoney Road)  
**Phone:** 315-8200 (Patty)  
**Year Constructed:** 1998  
**Total # of Units:** 164  
**Pets:** Maximum 2 per unit - \$500 deposit.  
**Vacancy:** 1 vacant at time of survey  
  
**2004 Rental Rates:**  
1-bedroom (48) \$ 880 – 900  
2-bedroom/2-bath (24) \$1095  
Large 2-bedroom/2-bath (68) \$1245 – 1295  
3-bedroom (24) \$1395  
  
**Comments:**

### **GRAND OAKS TOWNHOMES**

**Address:** 6115 Brookside Circle (off of Springview Drive)  
**Phone:** 783-0555 (Betty)  
**Year Constructed:** 2000  
**Total # of Units:** 31  
**Pets:** Small pets under 25lbs – Maximum 2 per unit. \$500 deposit  
**Vacancy:** 2 vacant at time of survey  
  
**2004 Rental Rates:**  
3-bedroom/2-bath (9) \$1,445  
2-bedroom/2 ½ bath/loft (9) \$1,550  
3-bedroom/2 ½ bath (13) \$1,550  
  
**Comments:** All units have 2 car attached garages.

### **GRANITE CREEK APARTMENTS**

**Address:** 1501 Cobble Creek Circle (Sierra College Blvd, south of Rocklin Road.)  
**Phone:** 624-2588 (Yvette)  
**Year Constructed:** 2002  
**Total # of Units:** 80  
**Pets:** Small pets ok under 35lbs. \$500 deposit. \$25 per month extra rent.  
**Vacancy:** 11%

**2004 Rental Rates:** 1-bedroom/1-bath \$ 875 – 940  
2-bedroom/2-bath \$1100 – 1225

**Comments:**

### **GRANITE OAKS APARTMENTS**

**Address:** 3300 Parkside Drive  
**Phone:** 624-0071 (Jenny)  
**Year Constructed:** 1976  
**Total # of Units:** 80  
**Pets:** Small pets under 25lbs. Maximum 2 per unit. \$300 deposit each.  
**Vacancy:** 4 vacant at time of survey

**2004 Rental Rates:** 1-bedroom (28) \$750  
2-bedroom (44) \$850  
3-bedroom (8) \$1100

**Comments:**

### **HIDDEN GROVE APARTMENTS**

**Address:** 5415 Grove Street (off of Rocklin Road)  
**Phone:** 624-4382 (Kathy)  
**Year Constructed:** 1978 – 1986  
**Total # of Units:** 124  
**Pets:** Indoor cats and dogs under 30lbs. \$300 deposit.  
**Vacancy:** 6%

**2004 Rental Rates:** 1-bedroom (60) \$725  
2-bedroom (48) \$850  
2-bedroom cottage (16) \$895

**Comments:**

### **LYN ROC APARTMENTS**

**Address:** 6105 Sunset Blvd. (between Pacific St. & Woodside Dr)  
**Phone:** 624-1388 (Sheldon)  
**Year Constructed:** 1978  
**Total # of Units:** 67  
**Pets:** Indoor cats and dogs under 30lbs. Maximum 1 per unit.  
\$300 deposit.  
**Vacancy:** 0% - 3 year waiting list

**2004 Rental Rates:** 1-bedroom (60) 30% of income  
2-bedroom (7) 30% of income

**Comments:** Seniors and handicapped only. Rents are subsidized under Section 8.

### **THE MERIDIAN AT STANFORD RANCH**

**Address:** 2121 Sunset Blvd. (north of Sunset/Blue Oaks Blvd.)  
**Phone:** 315-3331 (Kristen)  
**Year Constructed:** 1998  
**Total # of Units:** 452  
**Pets:** Yes. \$300 Deposit  
**Vacancy:** 60 at time of survey

**2004 Rental Rates:** 1-bedroom (252) \$ 895 – 1050  
2-bedroom (160) \$1180 – 1400  
1-bedroom/den (40) \$1155 – 1305

**Comments:**

### **THE OAKS AT SUNSET**

**Address:** 201 Sammy Way (off of Blue Oaks Blvd., south of Sunset Blvd.)  
**Phone:** 435-4813 (Denise)  
**Year Constructed:** 2002  
**Total # of Units:** 176  
**Pets:** Small pets under 35lbs. Limit 2  
**Vacancy:** 2

**2004 Rental Rates:** 1-bedroom/1-bath (8) \$637-785  
2-bedroom/1-bath (40) \$762-895  
3-bedroom/2-bath (48) \$880-1095  
4-bedroom/2-bath (16) \$975

**Comments:**

### **PARK VILLAGE APARTMENTS**

**Address:** 5761 Shannon Bay Drive (off of Springview Dr, south of Sunset Blvd.)  
**Phone:** 624-8364 (DeeDee)  
**Year Constructed:** 1989  
**Total # of Units:** 44  
**Pets:** Small pets under 25lbs. \$500 deposit.  
**Vacancy:** 2

**2004 Rental Rates:** 2-bedroom/2-bath (22) \$890  
2-bedroom/1 ½ bath (22) \$865

**Comments:**

### **PLACER WEST APARMENTS**

**Address:** 6055 Placer West Drive (off of Springview Drive)  
**Phone:** 786-2628 (Lori)  
**Year Constructed:** 1984  
**Total # of Units:** 44  
**Pets:** No  
**Vacancy:** No vacancies-1 year waiting list at time of survey

**2004 Rental Rates:** 1-bedroom (28) \*\$442  
2-bedroom (12) \*\$509  
3-bedroom (4) \*\$577

**Comments:** USDA World Development and rental assistance programs subsidize rents based on income. Income restrictions apply.

### **QUARRY OAKS APARTMENTS**

**Address:** 3950 Evelyn Avenue (off of Woodside Drive)  
**Phone:** 624-6512 (Peggy)  
**Year Constructed:** 1994  
**Total # of Units:** 42  
**Pets:** Small pets under 30lbs. \$300 deposit which is worked out at \$50 down and %/mo until paid.

**Vacancy:** 0- 1½ to 2 years waiting list

**2004 Rental Rates:** 1-bedroom (42) 30% of income (max. \$20,950/yr)

**Comments:** This is a Volunteers of America project, for persons 62 and older with limited incomes.

### **ROCKLIN GOLD APARTMENTS**

**Address:** 2651 Sunset Blvd. (NE of Topaz Avenue)  
**Phone:** 624-3100(Rose)  
**Year Constructed:** 1990  
**Total # of Units:** 121  
**Pets:** Indoor cats and dogs under 35lbs. \$300 deposit.  
**Vacancy:** 4 vacant

**2004 Rental Rates:** 1-bedroom (44) \$ 855 - 890  
2-bedroom/2-bath (77) \$1040-1090

**Comments:**

### **ROCKLIN MANOR APARTMENTS**

**Address:** 5240 Rocklin Road (Rocklin Rd, east of Sierra College Blvd.)  
**Phone:** 624-4213(Nicki)  
**Year Constructed:** 1989  
**Total # of Units:** 157  
**Pets:** 1 pet no more than 25lbs. \$500 deposit plus \$25/mo.  
**Vacancy:** 5 vacant

**2004 Rental Rates:** 1-bedroom (48) \$730 - 780  
2-bedroom (80) \$810 - 880  
2-bedroom/2-bath (29) \$895 - 985

**Comments:**

### **ROCKLIN RANCH APARTMENTS**

**Address:** 6601 Blue Oaks (Blue Oaks Blvd., east of Lonetree Blvd.)  
**Phone:** 774-4770(Jennifer)  
**Year Constructed:** 2002-2003  
**Total # of Units:** 356  
**Pets:** Small pets under 40lbs. \$300 deposit.

**Vacancy:** 50%

**2004 Rental Rates:** 1-bedroom \$ 910 – 960  
2-bedroom/1-bath \$1125 – 1195  
2-bedroom/2-bath \$1220 – 1270

**Comments:**

### **ROLLING OAKS APARTMENTS**

**Address:** 5725 Shannon Bay Drive (off of Springview Drive)  
**Phone:** 630-9415(Star)  
**Year Constructed:** 1996-1997  
**Total # of Units:** 78  
**Pets:** Small pets under 25lbs. \$300 deposit  
**Vacancy:** 0% - 1 to 2 years waiting list

**2004 Rental Rates:** 1-bedroom (78) 30% of income

**Comments:** This is a Volunteers of America project for persons 62 and older with limited incomes. The senior nutrition lunch program sponsored by the Area 4 Council on Aging meets here. HUD PRAC. 202

### **SHALICO APARTMENTS**

**Address:** 5051 El Don Drive (at El Don/Sierra College Blvd.)  
**Phone:** 632-3100(Christy)  
**Year Constructed:** 1991  
**Total # of Units:** 152  
**Pets:** Small pets up to 35lbs. Maximum 2 per unit. \$300 deposit.  
**Vacancy:** 11%

**2004 Rental Rates:** 1-bedroom (52) \$870 – 920  
2-bedroom/1 ¼ bath (24) \$990 – 1040  
2-bedroom/2-bath (76) \$1020 – 1080

**Comments:**

### **SHANNON BAY APARTMENTS**

**Address:** 5757 Shannon Bay Drive (off of Springview Drive)  
**Phone:** 624-2600(Dwayne)  
**Year Constructed:** 1984  
**Total # of Units:** 50  
**Pets:** No  
**Vacancy:** Waiting list from 2-3 months. USDA World Development

**2004 Rental Rates:** 1-bedroom (17) \$570  
2-bedroom (25) \$624  
3-bedroom (8) \$677

**Comments:**



### **SILVER OAKS APARTMENTS**

**Address:** 5780 Springview Drive (off of Sunset Blvd.)  
**Phone:** 624-1388(Shannon)  
**Year Constructed:** 1976  
**Total # of Units:** 59  
**Pets:** Indoor cats and dogs under 30lbs. Max. 2 per unit. \$300 deposit each.  
**Vacancy:** 2

**2004 Rental Rates:**

1-bedroom (22)	\$ 750
2-bedroom (36)	\$ 850
3-bedroom (1)	\$1250

**Comments:**

### **SPRINGVIEW OAKS APARTMENTS**

**Address:** 5795 Springview Drive (off of Sunset Blvd.)  
**Phone:** 624-1823(Left VM msgs 2/5, 2/6 and 2/10)  
**Year Constructed:** 1989  
**Total # of Units:** 52  
**Pets:** Indoor cats only. \$300 deposit.  
**Vacancy:** 2 at time of survey

**2004 Rental Rates:**

1-bedroom (16)	\$740
2-bedroom (36)	\$875

**Comments:**

### **SPRINGVIEW ROCKLIN DUETS**

**Address:** Multiple streets on east side of Springview Drive (off of Sunset Blvd)  
**Phone:** 624-0404(Bill)  
**Year Constructed:** 1982  
**Total # of Units:** 72  
**Pets:** Cats only. \$500 deposit. Maximum 2 per unit.  
**Vacancy:** 5

**2004 Rental Rates:**

2-bedroom/2-bath (36)	\$1165 – 1175
3-bedroom/2-bath (36)	\$1300 - 1375

**Comments:**

### **SPRINGVIEW VILLAGE APARTMENTS**

**Address:** 5902 Springview Drive (off of Sunset Blvd.)  
**Phone:** 782-2081(Helen)  
**Year Constructed:** 1986  
**Total # of Units:** 96  
**Pets:** Small pets up to 25lbs. \$500 deposit.  
**Vacancy:** 2 at time of survey

<b>2004 Rental Rates:</b>	1-bedroom (32)	\$715 – 735
	2-bedroom/1 ¼ -bath (32)	\$815 – 835
	2-bedroom/2 bath (32)	\$865 – 875

**Comments:**

### **STANFORD HEIGHTS APARTMENTS**

**Address:** 5801 Little Rock Road (at Little Rock/Sunset Blvd.)  
**Phone:** 630-7065(Marla)  
**Year Constructed:** 2000  
**Total # of Units:** 170  
**Pets:** Small pets under 20lbs. \$400 deposit. \$15 per month  
**Vacancy:** 4

<b>2004 Rental Rates:</b>	1-bedroom/1-bath (26)	\$795 - 850
	2-bedroom/1-bath (18)	\$905 – 975
	2-bedroom/1-bath cottages (6)	\$975
	2-bedroom/2-bath (64)	\$995 – 1100
	2-bedroom/2-bath cottages (4)	\$1100
	3-bedroom/2-bath (44)	\$1120 – 1200

**Comments:**

### **SUNSET APARTMENTS**

**Address:** 3655 Sunset Blvd. (Near Third Street)  
**Phone:** 624-0123(Rhonda)  
**Year Constructed:** 1978  
**Total # of Units:** 104  
**Pets:** No  
**Vacancy:** No vacancies. 1 and 2 bedrms have 3-6 months waiting list, 3 bedrms have 2-3 years waiting list

<b>2004 Rental Rates:</b>	1-bedroom (52)	\$549
	2-bedroom (48)	\$589
	3-bedroom (4)	\$629

**Comments:** Federal based programs subsidized rents with qualifications.

### **SUNSET SUMMIT APARTMENTS**

**Address:** 2151 Sunset Blvd. (between West Oaks Blvd. and Park Drive)  
**Phone:** 624-9044(Amanda)  
**Year Constructed:** 1999  
**Total # of Units:** 344  
**Pets:** Small pets under 20lbs. \$400 deposit. \$15 month.  
**Vacancy:** 23 vacant

<b>2004 Rental Rates:</b>	1-bedroom/1-bath	\$795 – 850
	2-bedroom/1-bath	\$895 – 955
	2-bedroom/2-bath	\$975 – 1090
	3-bedroom/2-bath	\$1095 – 1195

**Comments:**

### **SUTTER RIDGE APARTMENTS**

**Address:** 5800 Woodside Drive (Wooside Drive off of Sunset Blvd.)  
**Phone:** 624-0668(Linda)  
**Year Constructed:** 1987  
**Total # of Units:** 152  
**Pets:** Small pets under 15lbs. \$500 deposit.  
**Vacancy:** 4

<b>2004 Rental Rates:</b>	1-bedroom	\$740
	2-bedroom/1-bath	\$880
	2-bedroom/2-bath	\$950
	2-bedroom cottage	\$1020

**Comments:** Rates are based on 1 year lease. For 6-month lease add \$20 to 1-year lease rates.

### **VILLA SERENA APARTMENTS**

**Address:** 101 Villa Serena Circle (off Park Drive)  
**Phone:** 632-2700(Debbie)  
**Year Constructed:** 1999  
**Total # of Units:** 236  
**Pets:** Small pets under 20lbs. \$300 deposit. Maximum 2.  
**Vacancy:** 10 at time of survey

<b>2004 Rental Rates:</b>	1-bedroom (144)	\$620
	2-bedroom (92)	\$757

**Comments:** 55 and older. HUD complex. Income restrictions.

### **WINSTEAD APARTMENTS**

**Address:** 101 Coppervale Drive (off of Pebble Creek Drive, south of Sunset Blvd.)  
**Phone:** 789-1114(Crystal)  
**Year Constructed:** 2001  
**Total # of Units:** 208  
**Pets:** Small pets under 25lbs. \$300 deposit per pet. \$15 per month additional rent.  
**Vacancy:** 6

**2004 Rental Rates:**

1-bedroom/1-bath (128)	\$895 – 1025
2-bedroom/2-bath (72)	\$1205 – 1235
3-bedroom/2-bath (8)	\$1415

**Comments:** Garages are available for an additional \$105 per month.

### **WOODSTREAM TOWNHOMES**

**Address:** 6115 Brookside Circle (off of Springview Drive)  
**Phone:** 783-0555(Betty)  
**Year Constructed:** 1985  
**Total # of Units:** 137  
**Pets:** Small pets under 25lbs. Maximum 2 per unit. \$500 deposit.  
**Vacancy:** 5 vacant

**2004 Rental Rates:**

2-bedroom/1-bath/1-car attached garage (23)	\$1005
2-bedroom/2-bath/1-car attached garage (23)	\$1040
2-bedroom loft/2 ½ -bath/2-car attached garage (64)	\$1255
3-bedroom/2 ½ -bath/2-car attached garage (27)	\$1315

**Comments:**

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